

PLAN COMMISSION
Monday, December 5, 2022

The regular meeting of the Plan Commission of the City of Platteville was called to order by Council President Barbara Daus at 7:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Barbara Daus, Amy Seeboth-Wilson, Robert Vosberg, Kory Wein, Todd Kasper, Bill Kloster, and Evan Larson.

Excused: Joie Schoonover

APPROVAL MINUTES – November 7, 2022

Motion by Vosberg, second by Seeboth-Wilson to approve the November 7, 2022, minutes as presented. Motion carried 5-0 on a roll call vote, Larson abstained.

STREET DISCONTINUANCE – Jones Street – The Plan Commission considered the discontinuance of a portion of Jones Street, which is located behind the property at 45 S. Chestnut Street. Dan Dreesens of Delta 3 Engineering spoke on behalf of the applicant John Patakos. Patakos is working on converting the vacant building at 45 S. Chestnut Street into the Updraft Brewery. It is anticipated that future equipment and unloading of vehicles will need to take place at the rear of the brewery building. To accommodate these functions, the applicant has submitted a request to have the remaining portion of Jones Street discontinued. If approved, this would make all of the area north of the alley private property. Jane Stark, Jake Riniker, and Chris Richard spoke against. Staff recommended three options to maintain vehicular access to the other properties on this block. 1. Deny the request. 2. Approve the discontinuance, but for only part of the street. This would be similar to the approval from 2016 when only the western 12 feet is discontinued. This option would maintain 24 feet of street to allow for two-way traffic on the remaining portion of the street. 3. Approve the discontinuance with the condition that an access easement is maintained to the other properties. A 24' wide ingress-egress easement located along the eastern boundary of the right-of-way would maintain two-way traffic to the other properties. Motion by Kloster, second by Kasper to recommend approval to the Council to discontinue only part of the street and follow the guidance of staff as indicated in option #2. Motion carried 6-0 on a roll call vote.

STREET PARKING CHANGES – CHESTNUT STREET – The Plan Commission considered the addition of street parking on Chestnut Street between Main Street and Pine Street to support the Updraft Brewery project at 45 S. Chestnut Street. Staff explained that the applicant will be applying to the Wisconsin Economic Development Corporation for a grant to assist with the costs of the project. City Staff and Main Street program have been working with him on that application and are looking for ways to strengthen the application to improve the chance of getting the funds. One idea that has been suggested is for the city to provide additional parking in the vicinity of the building by adding parking on Chestnut Street – between Main Street and Pint Street. The Plan Commission indicated that they would be in favor of adding parking in this area but were hesitant to add a parking space too close to the exit area at Hartig Drug as it may produce low visibility to drivers trying to exit on to Chestnut Street from Hartig Drug.

PARKING RESTRICTIONS – Rountree Avenue and Bayley Avenue area – The Plan Commission discussed potential amendments to the parking restrictions in the area just south of downtown on Rountree Avenue and Bayley Avenue. Staff explained that a few residents that live in the area just south of downtown have raised some concerns regarding the street parking regulations on Rountree Avenue and Bayley Avenue, in the block just south of Pine Street. The first block of Rountree Avenue currently has no signed parking restrictions on the west side and part of the east side of the street. The concern raised by residents in the area is that vehicles owned by non-residents of the neighborhood park on these blocks for extended periods of time and limit the available parking for visitors. The residents would like to see some changes

in the parking regulations in this area. Monica and David Miller of 150 Rountree Ave, Jim Hamilton of 180 Bayley Ave., and Ruth Jones of 185 Bayley Ave. spoke about the concerns that they have.

STREET PARKING CHANGES – Madison Street – The Plan Commission considered potential limitations on street parking on Madison Street between Second Street and Siemers Streets. Staff explained for approximately 3-5 days each spring and fall, the sun angle in the morning causes blindness in drivers. This is typically when school buses travel west from the High School to the Middle School. Drivers move to the right to allow room for the buses and due to the sun angle and not being able to see, they crash into parked cars. Staff recommended making the south side of East Madison Street between North Second Street and Siemers Street No Parking.

ADJOURN:

Motion by Kloster, second by Seeboth-Wilson to adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Candace Klaas, City Clerk